

#### **19-6.8. - Design principles and standards for multifamily residential development.**

- 19-6.8.1 *Purpose.* This section establishes design principles and standards for multifamily residential development. Multifamily development proposals shall be evaluated in the context of these principles and standards and the decision-making body shall, to the extent feasible, balance the building and site specific development issues with these principles and standards. The objective of this process is to promote multifamily development that functions in a manner consistent with the provisions of [section 19-1.3](#), purpose and intent. Additional objectives of this process include providing a range of housing types designed for various life stages, lifestyles, and incomes in a manner consistent with the nature, context, scale, and proportion of the natural and built environment within which the development is located.
- 19-6.8.2 *Applicability.* These standards shall apply to all new construction, renovation, or reconstruction of existing structures accommodating three or more dwelling units. Structures located within the C-4, central business district, shall comply with the design guidelines for the central business district and are exempt from the standards of this section. Structures located within PD, planned development districts incorporating multifamily development for which design standards have been adopted, are exempt from the standards of this section. Structures located within PO, preservation overlay districts, shall comply with these standards and the design guidelines for preservation overlay districts. Renovation and reconstruction shall be defined as construction activity having a cost that exceeds 25 percent of the current fair market value of the structure(s). Current fair market value shall be calculated by a licensed appraiser at the applicant's expense utilizing industry standards or the market values established by the office of the Greenville County Tax Assessor. Demolition of lawfully-constructed and maintained buildings shall not be required to gain compliance with these standards and guidelines; the administrator may rely upon the certification of a licensed architect or structural engineer to verify that compliance is not practicable. Routine maintenance and repair of structures and facilities are exempt from the provisions of these standards and guidelines.
- 19-6.8.3 *General.* Site and building design and development shall comply with the principles and standards enumerated in this section and, shall incorporate to the full extent practicable, the Principles of Crime Prevention Through Environmental Design (CPTED). In addition, site and building design and development shall comply with the principles and standards enumerated in section 19-6.7, site development and related infrastructure.
- 19-6.8.4 *Site design.*
- (A) *Climate considerations.* Principal buildings shall be sited to maximize solar access during cooler months and minimize it during warmer months. Principal buildings shall be sited to maximize natural ventilation and access to views.

- (B) *Transit-oriented development.* Sites located within TOD areas as reflected in the current comprehensive plan or adjacent to routes serviced by mass transit shall provide pedestrian circulation and queuing locations to access mass transit vehicles.
- (C) *Open space.* Passive and active recreation space and facilities shall be provided in a form and an amount appropriate to the projected residents of the development. Active recreation facilities shall be located in a manner to reduce adverse impacts upon residents, both on- and off-site; it shall have well-defined edges such as walkways, buildings, or landscaping. Physical access to open space shall be as direct as feasible from the dwellings and designed to discourage nonresident access. Outdoor seating shall be encouraged to accommodate adult supervision. Some form of private open space (i.e., patio, porch, deck, balcony, yard, etc.) is encouraged for each dwelling with boundaries between private and common open space established by elements such as low walls and landscaping. Development is encouraged to provide both passive and active recreation spaces as part of its "green infrastructure" (see subsection 19-6.7.1(G), green infrastructure); the linking of open spaces is encouraged to form an uninterrupted network of "vehicle-free" areas.
- (1) A minimum of 200 square feet of open space per dwelling shall be provided, one-half of which may be private (the decision-making body may waive the "common open space" standard or apply another standard provided the property: adjoins public open space; or, contains 50 or fewer dwellings).
  - (2) Connections to adjacent greenways, parks, trails, etc., if any, shall be provided.
  - (3) Common open spaces shall be located adjacent to common facilities such as laundry rooms, mail rooms/sites and community centers; visual access to shared open spaces shall be enhanced via windows opening from kitchens, living rooms, and dining rooms.
- (D) *Landscaping.* Site development shall: minimize the alteration of site topography; preserve and enhance natural resources; utilize the natural carrying capacity of the land; and comply with the provisions of [section 19-6.2](#), landscaping, buffering, and screening. Building foundations shall be landscaped along the full length of each front and rear facade; landscaping shall wrap around the corners and, at a minimum, terminate along the side facades. The length and breadth of landscaping shall be proportional to the length and height of the adjacent building wall. Trees and shrubs shall be installed to not obstruct visual access at maturity. Installed landscaping shall be automatically irrigated. Development is encouraged to provide landscaped areas as part of its "green infrastructure" (see subsection 19-6.7.1(G), green infrastructure).
- (1) Foundation landscaping shall have an average depth of six feet and a minimum depth of four feet.
- (E) *Off-street parking.* Off-street parking shall not be visually dominant; it shall be located within the interior of the development and screened from view off-premises by any combination of

buildings, topography, and opaque screening compatible with the nature and scale of adjacent land uses. Windows and doors of proposed dwelling units shall allow for casual surveillance of the parking areas. Underground and multistory parking structures shall provide: secure entry points; clear sight lines; light-colored walls and ceilings; adequate and uniform lighting; and, emergency telephones and electronic surveillance devices. Parking areas shall provide space(s) dedicated for auto maintenance with access to water, electricity, and drainage. Off-street parking and loading shall also comply with the provisions of: [section 19-6.1](#), off-street parking and loading; [section 19-6.2](#), landscaping, buffering and screening; subsection 19-6.5.4(F), parking lot location and design/development standards; and, section [19-7](#), stormwater management.

- (F) *Lighting.* The lighting of all parking areas, pedestrian walkways, entrances, and exterior portions of the site shall be designed for its specific task and shall comply with the provisions of [section 19-6.4](#), exterior lighting. Lighting shall be: vandal-proof; compatible with building architecture; and, scaled (dimension and intensity) to complement its location context. Landscaping shall not obscure lighting.
- (G) *Pedestrian walkways.* Pedestrian walkways shall be provided between buildings, streets, driveways, community spaces, and off-street parking. Sudden changes of grade or sharp turns resulting in "blind spots" are discouraged. Walkways shall transect common open space to enhance visual access while minimizing conflicts between vehicles, bicycles, and pedestrians. Walkways shall not adjoin inset areas along buildings or walls, tall fences, or earth berms. Crosswalks shall be distinguished from driving surfaces via materials such as pavers, bricks, stamped concrete, etc. Pedestrian walkways shall be framed by landscaping consisting of plant, lighting, and hardscape materials scaled to the pedestrian context. Walkways may be sheltered by structures reflecting a design and finish similar to the principal building(s).
- (H) *Street facades.* The facades of all structures fronting on a street are encouraged to parallel the street. On corner lots, both street-facing facades are encouraged to parallel the intersecting streets. On curvilinear streets, the front facade of all structures are encouraged to parallel the tangent of the midpoint of the arc of the street. Developers are encouraged to locate principal buildings as close as possible to the front setback, consistent with the setback of adjacent structures.
- (I) *Clustering.* Buildings may be clustered around a pedestrian court, plaza, or similar common open space.
- (J) *Massing and neighborhood context.* The height, bulk, and massing of buildings shall complement the height, bulk, and massing of buildings, land uses, and land forms within the vicinity of the site (not to exceed 500 feet from the boundary). New development shall blend with existing neighborhood conditions by protecting: topography, light and air transmission, views, and ecologically sensitive areas. Street level building walls shall provide a pedestrian scale.

- (K) *Infill*. Infill development shall maintain setbacks compatible with adjoining and opposite buildings/land uses and shall adopt the rhythm (facade scales and spacing) of neighborhood buildings and uses. Building and wall heights shall be limited (or staggered toward the center of the subject parcel) to reduce adverse effects on air and light transmission on adjacent land uses.
1. All portions of buildings located within 30 feet of a property line of a parcel accommodating a single-family or duplex residence shall not exceed 150% of the height of the dwelling.
- (L) *Site access*. Site entrance locations (vehicle and pedestrian) shall complement adjacent and opposite land use entrances in scale, design, and location. Entrances shall be located in a manner designed to retain the character of the adjacent land uses and to not create adverse impacts.
- (M) *Accessory uses and structures*. Exterior mechanical equipment, service and delivery areas, outdoor storage, trash storage, and accessory uses and structures that may produce noise, odors, glare, vibration, etc. shall be located and screened in a manner designed to minimize their adverse impacts from persons located both on- and off-site.
- (N) *Walls and fences*. Walls and fences shall comply with the provisions of subsection 19-5.2.7, features allowed within required setbacks. Chain link fences are prohibited within a front yard (that portion of the property located between the front of a building and the front property line).

#### 19-6.8.5 *Building design*.

- (A) *Building facades*. All building facades shall incorporate a base, middle, and cap; visually lighter elements shall progress from base to cap. Distinctive architectural features such as: porches, columns, pilasters, bay windows, dormers, projecting eaves, and awnings are encouraged.
- (B) *Windows*. Windows shall be maximized within energy constraints and building code requirements to enhance exterior visual complexity as well as interior views and surveillance. Windows shall complement the rhythm, size, proportion, and trim of adjacent building windows sharing the street facade.
- (1) Street-facing facades shall have a minimum glazed area of 20 percent. All other building facades shall have a minimum glazed area of 10 percent.
- (C) *Four-sided design*. All building elevations shall reflect consistent design, textures, colors, and features. All walls shall be modulated and fenestrated to enhance architectural complexity.
- (D) *Entrances*. Street-level, street-facing dwellings shall have a street-oriented entrance or, in lieu thereof, a street-oriented entrance for every four dwellings facing the street. All building entrances shall be pedestrian-scale and covered via canopies or overhangs. Porches, patios, and entry decks are encouraged. Unless required by the building code, exterior open stairways serving more than one entrance located above the first floor are prohibited. Building facades

- shall enclose all other stairwells and elevator shafts and shall include windows and architectural treatments to reduce the visual mass. All entrances shall be adequately illuminated and oriented to promote natural surveillance.
- (E) *Wall heights.* The vertical elevation of multistory building walls shall be divided into increments designed to give the appearance of successive stories.
- (F) *Wall lengths.* The horizontal elevation of building walls shall be modulated by the use of offsets, projections, recessed windows and entries, mouldings, trim, etc.
- (1) Street-level, street-facing elevations shall not exceed 30 feet in length unless articulated at least four feet in depth.
- (2) All other elevations shall not exceed 60 feet in length unless articulated at least four feet in depth.
- (G) *Corridors.* Exterior, open corridors (whether ground level or elevated) designed to provide primary, street-side access to dwellings are prohibited.
- (H) *Buildings having four or fewer dwellings.* Facades of buildings accommodating four or fewer dwellings (other than row houses) are encouraged to mimic single-family residences.
- (I) *Accessory structures.* Accessory structures shall be subordinate in scale to the principal building(s) and shall reflect the same design and finish as the principal building(s).
- (J) *Exterior finish.* Building facades shall incorporate a coordinated color scheme consisting of matte finishes. Gloss finishes may be used for trim and accent. Florescent and metallic paints are prohibited. Colors and finishes shall be consistent throughout the development and all sides of the building(s).
- (1) Preferred exterior materials include lapped siding and brick. Standard concrete masonry units are prohibited; split-face concrete masonry units may not comprise more than 25 percent of a building wall. The decision-making body may allow the limited use of metal as a finish material. Plywood as a finish material is prohibited.
- (K) *Roofs.* Roof shapes, pitches, and materials shall complement those found within the neighborhood; roof forms shall cover the entire width and depth of the building. Flat roofs shall incorporate parapets of sufficient height to screen all roof-mounted equipment. Parapets shall be constructed of material similar to the supporting wall. Roof penetrations not screened by the parapet shall be camouflaged via dark-colored paint or screening. Three-dimensional cornice shall top the parapet. Dormers are encouraged on pitched roofs. Superficial roof forms such as "mansards" are discouraged.

- (1) Parapets shall not exceed 25 percent of the supporting wall height and shall vary in height in proportion to the building wall.
  - (2) All rooflines shall be modulated at distances not exceeding 60 feet.
  - (3) Eaves shall extend beyond the supporting wall at least 16 inches.
- (L) *Storage*. Private storage space shall be provided within, or immediately adjacent to, each dwelling.

*(Ord. No. 2009-48, Exh., 6-8-09)*

**Editor's note—** Ord. No. 2009-45, adopted June 8, 2009, repealed § 19-6.8 which pertained to utilities and derived from Ord. No. 2007-88, adopted Dec. 10, 2007; and Ord. No. 2008-47, adopted June 23, 2008. Ord. No. 2009-48, adopted June 8, 2009, enacted new provisions to read as herein set out.